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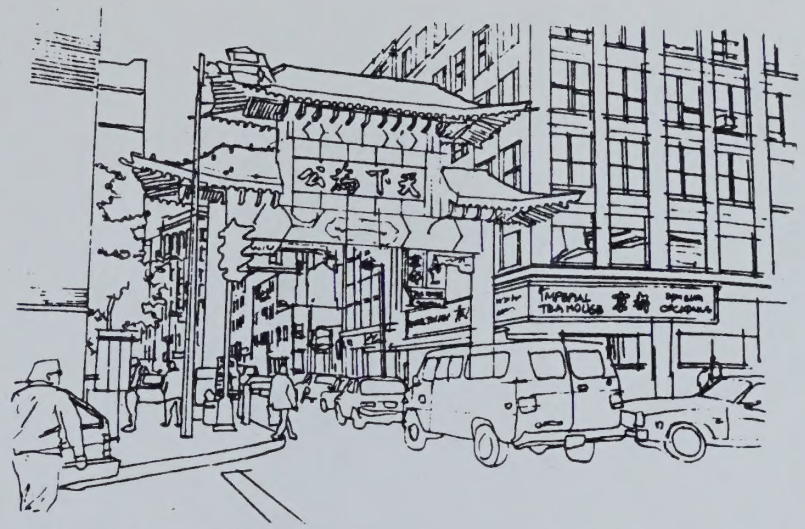

Chinatown Community Service Facility

A proposal submitted to the Boston Redevelopment Authority

WINNER

Kim Ahern · W. Wong
Landscape Architects

Le Messurier Consultants
and
CID Associates, Inc.
Consulting Engineer

Y I M
L I M
Architects
12 Bow Street
Cambridge, MA
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Received Jan. 14, 1991

Yim Lim Architect
32 Chatham Street
Cambridge, Ma. 02139
617 492-3010

January 3 1991

Ms. Ting Fun Yeh
Director of Planning/ Chinatown
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Ting Fun,

This letter is to clarify and represent the efforts conducted by my office and the design team regarding our competition submittal of the Chinatown Community Service Facility. The design effort comprised of the following participants which make up our design team:

Yim Lim Architects
Kim Ahern and Willie Wong, Landscape Architects
LeMessurier Consultants
CID Associates, Inc. -MEP Engineers

In addition, we acknowledged and were influenced by the opinions and ideas of businessmen, community leaders, elders and future users of Chinatown while the design was in its gestation period. The inception of the design was a collaborative effort of weeks (including evenings and weekends) of charrette and hard work and thoughtful ideas. The intention of everyone involved was to bring to life a design scheme that would truly reflect the unique qualities of a Community Service Facility for Asians in the surrounding Boston community. We searched from within ourselves and resurrected the cultural ideas and experiences which became our sources of inspiration and is the conceptual focus for our scheme.

The specific contribution of Horacio Chin was the text used to augment our design project and the sketch of the Chinatown gate, and no more. While I agree the quote and attribution should be more rigorously credited, it was inadvertently misrepresented by me. I am resubmitting the competition board and qualifications statement on behalf of the design team to reflect Horacio Chin's contribution. In addition, having gained recognition for the project submitted, we have entered in agreement with Horacio Chin a future joint venture should this particular scheme come to fruition. My office has given to Horacio Chin $1000.00 of the prize money, an amount much greater than what any of the team members have received after all the hours and

than what any of the team members have received after all the hours and expenses expended. I will say also that the compensation made was not completely willful and that my professional standing was threatened. These are the facts and the circumstances by which I signed an agreement with Horacio Chin. The other two key designers of the project, Kim Ahern and Willie Wong have offered a discourse in the past with Horacio Chin but to no avail.

My intention is to clarify a very difficult situation and to maintain the professionalism and integrity of myself and the team. Our efforts were well intended during the design process, and each is a witness to the effort. I do not want to penalize anyone involved nor abrogate our professional abilities and standards. Nor do I want such a situation to be misrepresented and exploited. My design team is available and willing to clarify any misnomer. Our intention is to be direct, explicit and honest in the discussion of the process of our design submittal. Ambiguities are the seed for ill-use and rumor. Please feel free to contact Kim Ahern, Willie Wong or myself should any questions arise in the future. It is my hope that such an adverse situation can be fortuitously fortunate for everyone involved.

Sincerely,

Yim Lim, AIA
YL/jp

cc: Mr. Steve Coyle, Director
Design Competition Jury

Yim Lim Architects
Firm Profile

Professional Services

Feasibility studies	Building design
Code conformance studies	Interior design
Building documentation	Furniture specification
Historic research	Construction documents
Preservation technology	Construction administration
Programming	Graphics and Signage

Yim Lim Architects was established in 1987 as an architecture and interior design firm with special skills in adaptive re-use of historic structures and restoration. The firm specializes in developing designs to give new life to old and elegant buildings which had out lived their original function. Our experience in the past has been in the renovation of a variety of these projects to create multi-family housing, commercial space and cultural facilities.

The emphasis on realistic budgeting, efficient planning, thoughtful contextural design, precise detailing, and a close liaison with our clients are hallmarks of the firm's work. Yim Lim Architects welcomes the opportunity to solve new and challenging design problems for diverse clients.

Yim Lim Architects
12 Bow Street
Cambridge
Massachusetts 02138
Tel 617 492.3010

30 November 1989

Ms.Ting Fun Yeh
Director of Planning/Chinatown
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Ms. Yeh,

On behalf of Yim Lim Architects, Kim Ahern W. Wong Landscape Architects, LeMessurier Consultants, and CID Associates, Inc., we are pleased to respond to your call for services for the design of the Chinatown Community Service Facility.

This project combines several of the challanges that most inspires us about the practice of architecture:

- -The creation of a cultural community facility to provide for the development and expansion of health and human services,
- -A focus facility for the Chinatown community,
- -Addressing the identity and symbol of such a facility,
- -To house an institution that will accommodate and serve the traditional values of a strong ethnic culture.

A sensitivity to the various contexts- social, architectural, institutional and cultural- coupled with ingenuity in interpreting the functional needs of the program is what will be required of the professional team. We are prepared to provide the dedicated attention required with the individual participation of each principal. In the combination of Yim Lim Architects and Kim Ahern W. Wong Landscape Architects and our consultant team, the project and the

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Chinese community will get the benefits of the kind of close personal attention that only a small, principal-driven firm can provide, with the very focused expertise of our engineering teams. In addition, Yim Lim and W. Wong are fluent in the Chinese language and values of the Chinese culture.

As we describe our design philosophy through the board submitted, introduce the principal members of the design team, and elaborate on our qualifications, it is our hope that you will sense our enthusiasm as well as our competence. We look forward-eagerly- to the next few weeks of the review process.

Sincerely,

Yim Lim, AIA
Principal
SOMWBA Certified Woman Business Enterprise

We anticipate that the scope of this project will require some assistance of several additional professional consultants including:

A structural, mechanical and electrical engineer
A landscape architect
A cost estimator

We would rely on the following consultants:

Le Messurier Consultants

LeMessurier Consultants Inc. is an engineering firm offering professional services for building design and technology. Founded in 1961 as a structural engineering practice, they merged with an established New England firm of mechanical and electrical engineers in 1973. The guiding principle of LeMessurier Consultants is to serve the long-term interests of its clients who include owners, developers, architects and government agencies. Their reputation and ability is to create innovative, economical designs which are durable and reliable.

CID Engineers

CID Associates, Inc. was established on September 1, 1987 by James G Jacobs, Michael A. Cassavoy and John F. King, Jr., to offer complete engineering and design services to the commercial and industrial business community and other professionals. In October 1987 Edward L. Schlossberg joined CID as Chief Energy Systems Engineer. George J. Manos merged with CID in January 1989 and became a principal.

CID is a full service multi-disciplinary firm specializing in various size projects requiring new, retrofit, renovation and rehabilitation engineering and design services. CID's principals offer over 100 years of combined experience in building design and construction administration. In addition to this collective experience, the principals of CID have worked together on many projects over the years.

CID has instituted a policy of appointing a principal to be responsible for each client and that client's project. The principal-in-charge policy and the continuing close contact among the principals enables CID to provide single source accountability and multi-disciplinary in-house design capability for each project.

Kim Ahern Landscape Architects

Kim Ahern Landscape Architects offers comprehensive landscape architectural services with extensive experience in many areas: parks, streetscapes, campus and site planning, housing and commercial projects and residential design. Our broad experience includes rewarding relationships with many types of clients -- from state and local governments to architects, development firms and homeowners.

Our philosophy and fundamental concern is the making of places which are timeless -- memorable, ordered spaces which respond appropriately to both the cultural and physical environments. We research each situation thoroughly, and listen carefully to the owners and users of the space. We take time to explore the possibilities with a client, and nurture an idea. In addition to our emphasis on high-quality imaginative design solutions, we consider a close, satisfying relationship with the client vital to any project -- no matter what its size.

Having arrived at an idea, this firm is dedicated to making it happen. Our strong technical skills are available to facilitate projects through detailed construction documents and contract administration. A quick reading of the attached project list (in the Appendix) will reveal the firm's strong background in preparing construction drawings and supervising construction. We always work to meet budget and time considerations.

Kim Ahern Landscape Architects is a young firm with unusually broad experience in nearly every type of landscape design. KALA has enjoyed satisfying collaborations as part of a multi-disciplinary team on many large private and public projects from housing to revitalizing urban centers.

Kennaday Cost Consultants

Kennaday Company was formed in 1976 to provide construction consulting, cost analysis and estimating services to owners, architects, public agencies, contractors and subcontractors.

Complete construction budgets are prepared at every stage of completion of the contract documents. This service includes subcontractor bid solicitation, cost analysis, architectural consultations, job site visits and preparation of outline specifications as required. Written reports outlining the conceptual techniques and explanations of budgets to the management of the end user is provided. Our mechanical and electrical budgets are prepared by consultants with extensive experience in competitive bid estimates and actual field construction. Subcontractor quantity surveys and cost estimates are prepared, on an ongoing basis, for most major public and private construction projects currently bidding in the New England area.

RECENT PROJECTS OF RELEVANT EXPERIENCE
Public and Private Clients

Yim Lim Architects have programmed and designed practical and unique spaces and buildings for numerous institutions and firms with limited budgets. The following are projects successfully completed to date:

China Pearl Restaurant- Addition , renovation and interior design, Boston

Full design services were provided for this 380 seat restaurant and bar. Design ideas included the importance of acknowledging Chinese culture and cuisine.

Frank Wong
9 Tyler Street
Boston, MA
426-4338 (O)

Hatch Estate - Town offices and affordable housing for Harvard, MA.

A feasibility study and master plan was conducted for the Town of Harvard for town offices and meeting rooms for an estate of 10 acres. Affordable housing units were included as part of the master plan and adaptive reuse of existing buildings.

Malcom FitzPatrick
323 Great Road
Stowe, MA 01775
897-8527 (H)
793-5428 (O)

Cushman & Wakefield

We programmed and planned an expansion of new spaces for this corporate office in Downtown Boston. Services included space planning, organizational relationships, and interior design layout.

Krista Baldini
Branch Administrator
101 Arch Street
21st Floor
Boston, MA 02111
542-4008

Massachusetts Public Employees Health and Welfare Fund

In a historic Downtown Boston building, we programmed, planned and designed offices for this agency. The open plan provided both privacy for each office, yet preserves the architectural character of the space.

John Brouder
Fund Administrator
14 Beacon Street
Boston, MA 02108
367-6167

Westminster Street Master Plan and Improvement Study
Downtown Providence, RI

In association with Kim Ahern Landscape Architects, we conducted a master plan and implementation strategy for the commercial spine of this historic downtown core. This project included the study and recommendation for 12 blocks of streetscape, and architecture and adaptive re-use of buildings.

City of Providence,
Planning Department
Joel Boudin
44 Washington Street
Providence, RI 02903

Avcor, Inc

We designed and planned Headquarters offices for a head hunting placement agency in Waltham, MA, which includes private offices, open planning, storage, and meeting/conference rooms. Furniture selection, ordering and installation was a part of the scope of services.

Mary Averill
President
486 Totten Pond Road
Waltham, MA 02154
890-4800

CURRICULUM VITAE

YIM LEI LIM

Architect, Lecturer
Massachusetts Institute of Technology
Department of Architecture

ADDRESS

Yim Lim Architects
12 Bow Street
Cambridge, MA 02138

PHONE

617. 492. 3010

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Education
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EDUCATION

1984	M. Arch., Harvard Graduate School of Design Cambridge, MA
1974	B. S. Architecture, City College of CUNY School of Architecture and Environmental Studies, New York, NY
1973	B. Arch., City College of CUNY, Theatre Arts/Architecture

ARCHITECTURAL LICENSURE

1988	New York
1987	Commonwealth of Massachusetts
1986	National Council of Architetural Registration Boards Certification
1978	Texas

PROFESSIONAL PRACTICE

1987 - present

Yim Lim Architects, AIA, Cambridge, MA
Principal and Architect

<u>Public projects include:</u>

- Providence Downtown Improvements-Westminster Street Restoration and Renovation of Historic Buildings, Providence, RI

- Hatch Estate Master Plan - Affordable Housing and Town Offices Harvard, MA
- Springfield Gateway Project ,Finalist Town of Springfield, MA
- Offices for Massachusetts Public Employee's Health and Welfare Fund, Boston, MA
- First Night Installation at Boston Commons, 1987 with artist Heddi Siebel

Commercial projects include:

- Corporate Headquarters for Equitable Funding,Boston, MA
- Offices for Periodontal Associates, Providence, RI
- Offices for Cushman & Wakefield, Boston, MA
- Washington Place Retail Market, Boston, MA
- Master Plan for the Sears Building - Hotel and Stadium, Boston, MA

Housing projects include:

- Lindall Place Condominiums on Beacon Hill, Boston, MA
- Harvard Street Affordable Housing, Roxbury, MA

- Hatch Estate Housing for Low and Middle Income, Harvard, MA
- House for Art and Judy Pon, Harvard, MA
- House for Dr. Peter Payne, Barrington, RI
- House for Steve and Mary Lee Ledbetter Tanglewood, MA
- House for Dr. Peter Goldbach and Dr. Jo Shapiro, Belmont, MA

1983 - 1986

Graham Gund Architects, Cambridge, MA
Project Manager/Project Designer

- Morgan Memorial Headquarters and Master Plan, Boston, MA
- Concord Museum Addition and Master Plan, Concord, MA

- Museum School Addition for the Museum of Fine Arts, Boston, MA
- Plymouth Plantation Visitor's Center, Plymouth, MA
- Blaustein's Humanities Building, New London, CT
- Arnot Museum Addition, Arnot, NY

1978 - 1982

Caudill Rowlett Scott/CRS Sirine, Houston, TX
Project Manager/Project Designer

- Herman Miller Master Plan-Computer Center and Energy Plant, Zeeland, MI
- Solar Energy Research Institute, Denver, CO
- Arco Headquarters Office Building, Houston, TX
- Four Seasons Hotel for Downtown Houston, Houston, TX

1977 - 1978

Spencer, Heroz, Durham, Architects, Houston, TX
Project Architect

- Elementary and Secondary Schools, Houston, TX

1976 - 1977

Golemon & Rolfe Architects, Houston, TX
Project Designer

- Fondren Southwest Bank, Houston, TX
- Shoal Creek Hospital, Ft. Worth, TX
- East Texas Chest Hospital, El Paso, TX

1974 - 1976

Richard Dattner Associates, New York
Project Designer

- Cordlandt Town Hall, Cordlandt, NY
- Secaucus Town Center, Secaucus, NJ

- Riverside Daycare Center, New York, NY
- Elementary Schools P215A, P215B, New York, NY

ACADEMIC APPOINTMENTS

1987 - present	Massachusetts Institute of Technology Department of Architecture, Lecturer in Architecture, Level One Studio
1988 summer	Technical University of Nova Scotia, Visiting Critic, Third Semester Studio
1987 summer	Harvard University Graduate School of Design Career Discovery in Architecture,Principal Instructor of Program for 220 students and 21 instructors
1986 - 1987	Roger Williams College School of Architecture Third Year Studio Instructor, Thesis Advisor
1983 - present	Tufts University/School of Museum of Fine Arts Lecturer in Architecture Design Studios
1983 - 1985	Boston Architectural Center, Studio Instructor for Levels C/D and Thesis

PROFESSIONAL ASSOCIATIONS

Boston Society of Architects
American Institute of Architects
National Trust for Historic Preservation
Texas Society of Architects

PROFESSIONAL AND ACADEMIC SERVICE

1988-present	Lecture and Exhibition, Faculty Coordinator M.I.T. Department of Architecture
	'Carlo Scarpa's Drawings for Castelvecchio 1954-1964: A Design Process Revealed', Curator for Exhibition and Catalogue
	Executive Office of Community Development Architect's Selection Board (EOCD)
	Long Island Shelter for the Homeless Fund Raising and Building Committee
	MIT Department of Architecture Committee for Lectures and Exhibitions
1988	Tufts University Internship Program Sponsor
1987 - present	Boston Architectural Center Education Committee
1986 - 1987	Harvard University Graduate School of Design Scholarship Fund Raising Committee
1982 - 1984	Houston Area Women's Center for Battered Women Building Committee
	Houston Area Rape Crisis Coalition Crisis Counselor
	Montrose Firestation-Community Center Building Committee

AWARDS AND FELLOWSHIPS

1988	West Hollywood Civic Center Competition Honorable Mention
1987	Kellogg Foundation Fellowship
	Springfield Gateway Competition, Finalist
	New Orleans Gateway Competition, Finalist
1986	Center for Innovative Technology Competition Honorable Mention
1984	Gund Foundation Traveling Grant
1969	New York State Regents Scholarship

PUBLISHED PROJECTS

1987	"Boston 2076" , Boston Globe, January 1987
1982	"Montrose Firestation", Houston Home and Garden, March 1982
1980	"Archetypes", Houston Home and Garden, February 1988

EXHIBITIONS

1989	Architecture Gallery, Harvard University "Exhibition of Alumni Projects"

Steelcase Design Partnership
"Work by Recent Harvard University Graduate School of Design Alumni", New York, NY

"Thresholds", Invited artist installations in collaboration with Heddi Siebel, fund raising event for Boston's Long Island Shelter for the Homeless.

'Boston Visions Competition',submittal selected for exhibition and forum at Federal Reserve Bank

BSA Women in Architecture

1988 Gallery II Museum School of Fine Arts

BSA Women in Architecture

1987 BSA Women in Architecture

Boston 2076 First Night Facade

1986 BSA Women in Architecture

Boston Architectural Center Faculty Exhibit

1985 Tufts University Wessell Gallery

1984 Chinese Cultural Institute-Thesis Project

INVITED LECTURES

1989 Harvard University, "Work by Recent Alumni"

University of Florida, Gainesville, "Castelvecchio-The Representation of an Ideology"

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1988	MIT Lecture Series On the Arts, "The Work of Yim Lim Architects"
1988	At the Office of Graham Gund, "The Language of the Work of Carlo Scarpa"
	MIT IAP, "An Analysis of the Structure of Carlo Scarpa's Work"
1987	Harvard Graduate School of Design, "Structure and Ornament in the Work of Fumihiko Maki"

PUBLISHED CONFERENCE PROCEEDINGS

1988	Sixth ACSA Technology Conference,SanFrancisco "Joze Plecnik - The Use of Ornament in Detail"
1987	75th Annual ACSA Meeting, Los Angeles, CA "Technology Design In the Design Studio"
1986	Fifth ACSA Technology Conference, Washington "Structuralism, Ornamentation and Technology"